

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Milwaukee**

State: **WI**

PJ's Total HOME Allocation Received: **\$117,208,980**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	A	Overall	
				PJs in State:	10			
Program Progress:								
% of Funds Committed	97.74 %	96.45 %	4	92.82 %	89	85		
% of Funds Disbursed	94.55 %	91.96 %	2	82.38 %	100	95		
Leveraging Ratio for Rental Activities	2.95	3.6	7	4.55	28	37		
% of Completed Rental Disbursements to All Rental Commitments***	99.49 %	98.65 %	6	80.69 %	91	59		
% of Completed CHDO Disbursements to All CHDO Reservations***	78.13 %	79.72 %	5	67.01 %	68	65		
Low-Income Benefit:								
% of 0-50% AMI Renters to All Renters	76.10 %	76.13 %	6	79.23 %	37	29		
% of 0-30% AMI Renters to All Renters***	53.75 %	50.67 %	4	44.47 %	75	68		
Lease-Up:								
% of Occupied Rental Units to All Completed Rental Units***	86.21 %	86.71 %	8	93.93 %	9	13		
Overall Ranking:				In State:	4 / 10	Nationally:	74	71
HOME Cost Per Unit and Number of Completed Units:								
Rental Unit	\$9,712	\$14,368		\$24,984	2,335 Units	35.70 %		
Homebuyer Unit	\$23,495	\$13,942		\$14,192	1,419 Units	21.70 %		
Homeowner-Rehab Unit	\$19,217	\$15,572		\$20,036	2,787 Units	42.60 %		
TBRA Unit	\$0	\$2,590		\$3,164	0 Units	0.00 %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,642	\$58,346	\$20,712
State:*	\$61,871	\$71,084	\$17,325
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.7	14.0	23.0	0.0
Black/African American:	64.2	61.7	54.9	0.0
Asian:	0.5	2.7	2.3	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.4	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0
Other Multi Racial:	0.2	0.1	0.3	0.0
Asian/Pacific Islander:	0.5	1.5	0.7	0.0

ETHNICITY:

Hispanic	17.4	19.2	18.3	0.0
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HOUSEHOLD SIZE:

1 Person:	31.8	20.3	36.3	0.0
2 Persons:	24.9	20.9	24.3	0.0
3 Persons:	18.3	21.0	14.3	0.0
4 Persons:	13.6	20.4	11.2	0.0
5 Persons:	7.7	8.6	7.3	0.0
6 Persons:	2.5	5.1	4.0	0.0
7 Persons:	0.7	1.8	1.1	0.0
8 or more Persons:	0.4	1.9	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.7	28.5	22.6	0.0
Elderly:	7.0	9.1	36.6	0.0
Related/Single Parent:	35.8	33.4	18.1	0.0
Related/Two Parent:	14.7	25.3	15.6	0.0
Other:	7.8	3.7	7.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	6.9	2.0 [#]
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	90.6	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 74
 (Percentile)
 State Rank: 4 / 10 PJs Overall Rank: 71
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.49	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	78.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	86.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.02	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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